079.0	0003	0018.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,125,200	/	2,125,200
USE VALUE:	2,125,200	/	2,125,200
ASSESSED:	2,125,200	/	2,125,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BRATTLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -
Owner 2:	-
Street 1:	50 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,658 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1954, having primarily Stucco Exterior and 11480 Square Feet, with 14 Units, 14 Baths, 0 3/4 Bath, 0 HalfBath, 28 Rooms, and 14 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	8658.000	1,271,100	7,100	847,000	2,125,200
Total Card	0.199	1,271,100	7,100	847,000	2,125,200
Total Parcel	0.199	1,271,100	7,100	847,000	2,125,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.13 | /Parcel: 185.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49361

GIS Ref

GIS Ref

Insp Date 10/02/18

!6469!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,215,200	7100	8,658.	770,000	1,992,300	1,992,300	Year End Roll	12/18/2019
2019	112	FV	1,005,700	7400	8,658.	770,000	1,783,100	1,783,100	Year End Roll	1/3/2019
2018	112	FV	1,005,700	7400	8,658.	770,000	1,783,100	1,783,100	Year End Roll	12/20/2017
2017	112	FV	866,100	7400	8,658.	630,000	1,503,500	1,503,500	Year End Roll	1/3/2017
2016	112	FV	866,100	7400	8,658.	630,000	1,503,500	1,503,500	Year End	1/4/2016
2015	112	FV	761,300	7600	8,658.	532,000	1,300,900	1,300,900	Year End Roll	12/11/2014
2014	112	FV	761,300	7600	8,658.	532,000	1,300,900	1,300,900	Year End Roll	12/16/2013
2013	112	FV	761,300	7600	8,658.	532,000	1,300,900	1,300,900		12/13/2012

PRINT

Date	Time
12/10/20	21:14:40

LAST REV

Date	Time
04/30/19	14:37:25

apro

PAT ACCT. 6469

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ELBRIDG	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	9527-433		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	49361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/1/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		8658		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		14		No. of Un	Site		0	60,500.	1.00	AA									847,000						847,000	

Total AC/HA: 0.19876 | Total SF/SM: 8658 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 847,000 | Spl Credit | Total: 847,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	14	Total:	14
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	14	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	14	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.91377032
Const Adj.:	1.02773809
Adj $ / SQ:	157.772
Other Features:	140000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1815824
Depreciation:	544747
Depreciated Total:	1271077

COMMENTS

GALLEY KITHCENS 2 UNITS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	28	BRs:	14	Baths:	14	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
14	2	1	M
Totals			
14	28	14	

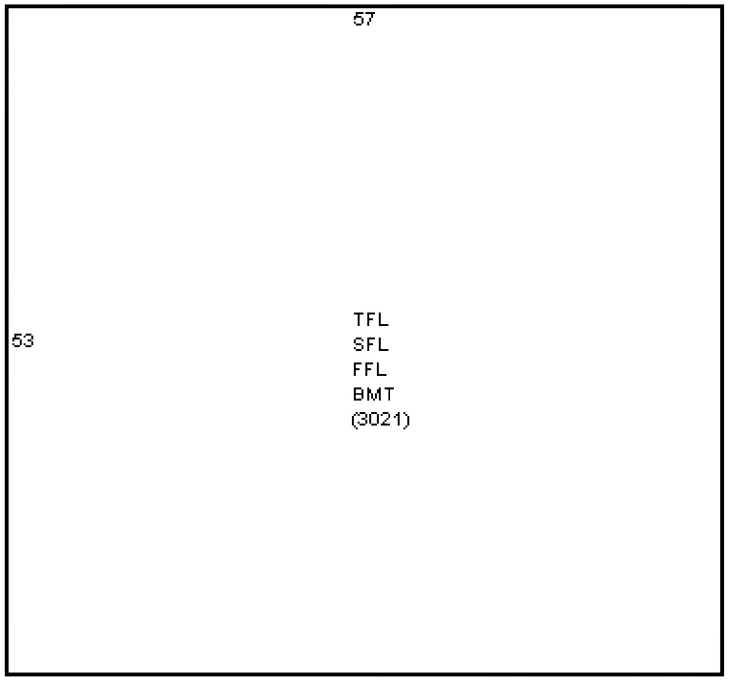
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.77
Special Features:	0	Val/Su Net:	105.19
Final Total:	1271100	Val/Su SzAd	140.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,021	81.410	245,940
FFL	First Floor	3,021	157.770	476,628
SFL	Second Floor	3,021	157.770	476,628
TFL	Third Floor	3,021	157.770	476,628

Net Sketched Area:	12,084			Total:	1,675,824
Size Ad	9063	Gross Are	12084	FinArea	11480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0003-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	3500	A	AV	1980	2.93	T	31.2	112			7,100			7,100

More:	N	Total Yard Items:	7,100	Total Special Featues:	Total: 7,100

IMAGE

AssessPro Patriot Properties, Inc